

EXHIBIT "A"  
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February 24, 2016

STATE OF TEXAS\*  
COUNTY OF WEBB\*  
14.9871 ACRES  
TRACT 4

FIELD NOTES DESCRIBING A 14.9871 ACRE TRACT OF LAND, MORE OR LESS, BEING OUT OF A 161.6484 ACRE REMAINDER OF A 1,161.66 ACRE TRACT OF LAND, RECORDED IN VOLUME 209, PAGES 487-489, DEED RECORDS OF WEBB COUNTY, TEXAS. SITUATED IN PORCION 27, ABSTRACT 284, DA. MAG. SANCHEZ, ORIGINAL GRANTEE, WEBB COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**Beginning** at a found ½ inch iron rod, situated on the northerly line of a 2.0 acre tract (called), recorded in Volume 517, Pages, 207-211, Deed Records of Webb County, Texas, being the southeasterly corner of Wilson Road as per Webb County Complex Subdivision, recorded in Volume 16, Page 83, Plat Records of Webb County, Texas, for the **POINT OF BEGINNING**, of this 14.9871 acre tract, and the most **southwesterly corner** hereof;

Thence, N00°34'36"W, with the common boundary between said Wilson Road and said 161.6484 acre remainder, same being the westerly line of herein described tract, a distance of 50.00 feet, to a found fence post, being the southeasterly corner of Lot 2, Block 1, of said Webb County Complex Subdivision, same being the northeasterly corner of said Wilson Road, for an **exterior corner** hereof;

Thence, N89°18'51"E, along the fence line occupied as the westerly line of herein described tract, a distance of 121.61 feet, to a found fence post, for an **interior corner** hereof;

Thence, N00°45'23"W, along the fence line occupied as the westerly line of herein described tract, a distance of 370.29 feet, to a found fence post for a point of deflection hereof;

Thence, N06°58'29"E, along the fence line occupied as the westerly line of herein described tract, a distance of 370.33 feet, to a set ½ inch iron rod, situated on the southwesterly right-of-way line of U.S. Highway 59, for the **most northerly northwest corner** hereof;

Thence, N62°01'00"E, along a fence line occupied as the common boundary between U.S. Highway 59 right-of-way line and said 161.6484 acre remainder, same being the northwesterly line of herein described tract, a distance of 101.98 feet, to a set ½ inch iron rod, for a point of deflection hereof;

Thence, N50°42'25"E, along the fence line occupied as the common boundary between U.S. Highway 59 right-of way line and said 161.6484 acre remainder, same being the northwesterly line of herein described tract, a distance of 271.04 feet, to a set ½ inch iron rod, for the **most northerly northeast corner** hereof;

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Thence, S25°51'46"E, with the northeasterly line of herein described tract, a distance of 241.38 feet, to a set ½ inch iron rod, for a point of deflection hereof;

Thence, S40°19'41"E, with the northeasterly line of herein described tract, a distance of 1,023.56 feet, to a set ½ inch iron rod, situated on the common boundary between said 161.6484 acre remainder and a 93.9030 acre tract (called), recorded in Volume 1140, Page 397-407, Official Public Records of Webb County, Texas, for the **southeasterly corner** hereof;


Thence, S89°28'27"W, along the fence line occupied as the common boundary between said 161.6484 acre remainder and said 93.9030 acre tract, same being the southerly line of herein described tract, a distance of 1,084.26 feet, to a point being the northwesterly corner of said 93.9030 acre tract, same being the northeasterly corner of said 2.0 acre tract, continuing along the same bearing, with the common boundary between said 161.6484 acre remainder, and said 2.0 acre tract, a distance of 144.49 feet, for a total distance of 1,228.75 feet, to said **POINT OF BEGINNING**, containing within these metes and bounds, 14.9871 acres of land more or less.


**BASIS OF BEARINGS:**  
GPS NAD83/NAVD88 TEXAS STATE PLANE 4205 – GRID

STATE OF TEXAS  
COUNTY OF WEBB

I, ROBERT J. GILPIN, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR, NUMBER 5944, DO HEREBY CERTIFY THE FOREGOING METES AND BOUNDS DESCRIPTION TO BE TRUE AND CORRECT TO MY BEST KNOWLEDGE AND BELIEF, AND THAT IT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND FROM OFFICE RECORDS AVAILABLE, WITHOUT THE BENEFIT OF A COMPLETE TITLE EXAMINATION REPORT.

WITNESS MY HAND AND SEAL

  
2-24-16

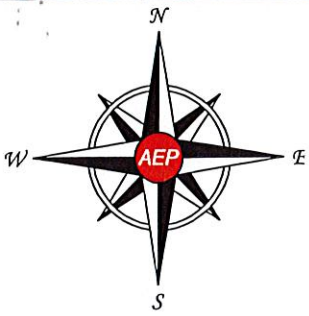


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WR#63457424

## CENTERLINE DEPICTION OF A 15' AEP EASEMENT









Coordinate System Map Datum: NAD 1983  
N.T.S.

44 miles to Heritage Ct

US HIGHWAY 59

Legend:

-  OH Primary
-  U.G. Secondary
-  OH Secondary
-  Primary Pole
-  Secondary Pole
-  15' Easement

START POINT  
Longitude -99.422895 W  
Latitude 27.535182 N

END POINT  
Longitude -99.422032 W  
Latitude 27.535024 N  
GUY & ANCHOR 15' X 30'

TURN POINT  
Longitude -99.422922 W  
Latitude 27.535069 N

15' AEP Easement

TURN POINT  
Longitude -99.422827 W  
Latitude 27.535065 N  
GUY & ANCHOR 15' X 30'

Service Drop

Tract 4  
14.9871 Acre

